

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

February 27, 2003

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE CHAIRMAN

CRAIG GALATI

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **January 16, 2003** Special Planning Commission Meeting
Approval of the minutes of the **January 23, 2003** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-1588 - ROME & TIOGA - ROMNEER, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southeast corner of Tioga Way and Rome Boulevard. (APN:125-22-402-003, 004, 005, & 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack).
2. TMP-1179 - COKE AND CONOUGH - MATRIX CONSTRUCTION - Request for a Tentative Map FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN:125-09-501-002), R-E (Residential Estates) Zone, Ward 6 (Mack).
3. TMP-1250 - TOWN CENTER ASSEMBLAGE L-TC 55 #2 - PARDEE HOMES OF NEVADA - Request for a Tentative Map FOR A 90-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.14 acres on the northwest corner of Fort Apache Road and Dorrell Lane (APN: 125-19-501-017, 018 and 019), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).
4. TMP-1710 - ELKHORN/GRAND CANYON UNIT 3 - PARDEE HOMES - Request for a Tentative Map FOR A 66-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the south side of Elkhorn Road, between Grand Canyon Drive and Tee Pee Lane (APN: 125-19-501-001 through 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [L (Low Density Residential) General Plan Amendment] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
5. TMP-1712 - CASCADE II - STANPARK CONSTRUCTION COMPANY - Request for a Tentative Map FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).

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6. **TMP-1716 - WINDSOR AT QUEENSRIDGE - RESORT AT QUEENSRIDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 166-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.86 acres at 9171 Alta Drive (APN: 138-31-610-005), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] under Resolution of Intent to R-PD10 (Residential Planned Development - 10 Units Per Acre), Ward 2 (L.B. McDonald).
7. **TMP-1727 - DESERT PINES CONDOMINIUMS - UNIT 2 - KB HOMES OF NEVADA** - Request for a Tentative Map FOR A 138-UNIT CONDOMINIUM DEVELOPMENT on 9.2 acres adjacent to the southeast corner of Alexander Road and Maverick Street (APN: 138-11-515-057 through 136 and 138-11-516-001 through 112), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Mack).
8. **ANX-1603 - MICHAEL J. MONAHAN** - Petition to annex property generally located on the northeast corner of Riley Street and Regena Avenue, containing approximately 0.51 acres (APN: 125-29-502-014), Ward 6 (Mack).
9. **ANX-1735 - NED YAMIN FAMILY TRUST, ET AL** - Petition to annex property generally located on the south side of Alexander Road, 300 feet east of Fort Apache Road, containing approximately 5.0 acres (APN: 138-08-101-002 and 003), Ward 4 (Brown).

PUBLIC HEARING ITEMS:

10. **ABEYANCE - RENOTIFICATION - GPA-1363 - CITY OF LAS VEGAS** - Request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium Low) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road, (APN: 125-06-001-001, 125-06-002-001, 125-06-002-002, 125-06-002-003, 125-06-002-009, 125-07-101-002, 125-07-201-002, 125-07-501-001, 125-07-601-002, 125-07-602-001, 125-07-602-002, 125-07-701-002, 125-08-401-004, 125-35-401-001, 125-35-401-003, 125-35-401-004, 125-35-401-006 through 012, 138-01-401-001 through 003, 138-02-101-002 through 009, 138-02-102-001, 138-02-102-002, 138-02-102-004, 138-02-202-011 through 013, 138-02-203-003, 138-02-701-003, 138-02-801-003, 138-02-804-001, 138-02-814-003 through 006, 138-02-814-009, 138-02-814-011 through 014, 138-12-110-049, 138-12-101-002, 138-12-101-005, 138-12-102-001, 138-12-110-003 through 005, 138-12-110-009 through 011, 138-12-110-019 through 022), Ward 6 (Mack).

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11. ABEYANCE - RENOTIFICATION - ZON-1364 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) TO: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) on property located on, or in close proximity to, both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road, (APN: 125-06-001-001, 125-06-002-001, 125-06-002-002, 125-06-002-003, 125-06-002-009, 125-07-101-002, 125-07-201-002, 125-07-501-001, 125-07-601-002, 125-07-602-001, 125-07-602-002, 125-07-701-002, 125-08-401-004, 125-35-401-001, 125-35-401-003, 125-35-401-004, 125-35-401-006 through 012, 138-01-401-001 through 003, 138-02-101-002 through 009, 138-02-102-001, 138-02-102-002, 138-02-102-004, 138-02-202-011 through 013, 138-02-203-003, 138-02-701-003, 138-02-801-003, 138-02-804-001, 138-02-814-003 through 006, 138-02-814-009, 138-02-814-011 through 014, 138-12-110-049, 138-12-101-002, 138-12-101-005, 138-12-102-001, 138-12-110-003 through 005, 138-12-110-009 through 011, 138-12-110-019 through 022), Ward 6 (Mack).
12. ABEYANCE - RENOTIFICATION - MOD-1271 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Master Plan to ADD 3.98 ACRES TO THE OVERALL PLAN AREA (APN: 125-12-601-004, 005 and 006); AND TO AMEND THE PLAN REQUIREMENTS TO ALLOW 20,000 SQUARE FOOT LOTS ALONG BRADLEY ROAD WHERE THE PLAN REQUIRES 30,000 SQUARE FOOT LOTS (APN: 125-12-601-001, 003 and 006) adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive, R-E (Residence Estates) [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
13. ABEYANCE - RENOTIFICATION - ZON-1270 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 3.98 acres adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-004, 005, and 007), PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
14. ABEYANCE - RENOTIFICATION - SDR-1272 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 35-LOT SINGLE FAMILY DETACHED SUBDIVISION adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

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15. **ABEYANCE - GPA-1313 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).
16. **ABEYANCE - ZON-1315 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).
17. **ABEYANCE - SUP-1148 - SMOKE RANCH JONES PARTNERSHIP ON BEHALF OF SMOKE RANCH ENTERPRISES** - Request for a Special Use Permit FOR A SELF SERVICE CAR WASH adjacent to the north side of Smoke Ranch Road, approximately 190 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).
18. **ABEYANCE - RENOTIFICATION - SUP-1525 - DURANGO 215, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PUB, BAR & LOUNGE (TAVERN, ETC.) (BUFFALO WILD WINGS) adjacent to the northeast corner of Durango Drive and the Northern Beltway (APN: 125-20-701-001), TC (Town Center) Zone, Ward 6 (Mack).
19. **MOD-1696 - GT 2000, INC.** - Request for a Major Modification to the Grand Canyon Village Master Plan TO ADD 23.41 ACRES TO THE OVERALL PLAN AREA, CHANGE THE LAND USE DESIGNATION FROM: BUSINESS PARK TO: MEDIUM LOW DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL ON 53.08 ACRES AND TO MAKE CHANGES TO THE PLAN TEXT REGARDING PERMITTED USES, LAND USE DESCRIPTIONS, AND MAP UPDATES WITHIN THE PLAN adjacent to the east side of Grand Canyon Drive, north of Grand Teton Drive (APN: 125-07-601-002 and 125-07-701-003), R-E (Residence Estates) under Resolution of Intent to PD (Planned Development) and C-2 (General Commercial) Zones [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

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20. **ZON-1697 - GT 2000, INC.** - Request for a Rezoning FROM: C-2 (General Commercial) TO: PD (Planned Development) on 23.41 acres adjacent to the west side of the Frontage Road (Oso Blanca Road), approximately 2,000 feet north of Grand Teton Drive (APN: 125-07-601-002), PROPOSED USE: PLANNED COMMERCIAL, Ward 6 (Mack).
21. **MOD-1730 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL** - Request for a Major Modification to the Grand Teton Village Master Plan TO REVISE THE STANDARDS REGARDING LANDSCAPING, TRAILS, SETBACKS, PARKING AND OPEN SPACE on 160 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Grand Canyon Drive (APN: 125-18-101-001 through 013 and 125-18-201-001 through 009), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)] and Unincorporated Clark County (To be added to the overall Master Plan), Ward 6 (Mack).
22. **ZON-1699 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.0 acres adjacent to the south side of Gilcrease Avenue, approximately 330 feet west of Grand Canyon Drive (APN: 125-18-201-003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
23. **SDR-1702 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 111-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 25.8 acres adjacent to the southwest corner of Grand Canyon Drive and Gilcrease Avenue (a portion of APN: 125-18-201-001 and 125-18-201-002, 003, 004, 005 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
24. **SDR-1705 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 59-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.40 acres adjacent to the northeast corner of Farm Road and Hualapai Way (APN: 125-18-201-006, 007 and a portion of 125-18-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

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25. **ZON-1731 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 2.5 acres adjacent to the north side of Gilcrease Avenue, approximately 330 feet west of Grand Canyon Drive (APN: 125-18-101-012), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
26. **SDR-1732 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Site Development Plan Review FOR A 310-LOT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.8 acres adjacent to the northwest corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-101-008 through 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 6 (Mack).
27. **ZON-1666 - JANICE KRONICK GATH ON BEHALF OF CONCORDIA HOMES** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
28. **SDR-1667 - JANICE KRONICK GATH ON BEHALF OF CONCORDIA HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 24-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
29. **ZON-1714 - HARBER INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street (APN: 125-26-704-001 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

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30. **SDR-1715 - HARBER INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 7-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street (APN: 125-26-704-001 and 003), R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
31. **ZON-1726 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
32. **SDR-1729 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 81-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack).
33. **VAR-1698 - CAR SPA WARM SPRINGS VALLEY VIEW** - Request for a Variance TO ALLOW A 100-FOOT TALL FLAG POLE WHERE A 40-FOOT TALL FLAG POLE IS THE MAXIMUM HEIGHT PERMITTED at 3650 West Sahara Avenue (APN: 162-05-402-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
34. **RQR-1689 - MICHELLE ARCHIARDI ON BEHALF OF VIACOM OUTDOOR** - Required One Year Review of an approved Special Use Permit [U-0025-96(1)] WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the west side of Rancho Drive, approximately 250 feet south of Alexander Road (APN: 138-02-803-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

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35. **RQR-1701 - LEVY JEANNE FAMILY TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required One Year Review of an approved Special Use Permit [U-0107-90(3)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
36. **RQR-1704 - FERRIS INVESTMENTS, INC. ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required Five Year Review of an approved Variance [V-0026-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN: 162-04-301-008), M (Industrial) Zone, Ward 1 (M. McDonald).
37. **RQR-1706 - MORDECHAI YERUSHALMI ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required Five Year Review of an approved Variance [V-0025-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN: 162-04-402-001), M (Industrial) Zone, Ward 1 (M. McDonald).
38. **RQR-1708 - O'ROURKE FAMILY, LIMITED PARTNERSHIP ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required Five Year Review of an approved Variance [V-0024-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET, WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW THE SIGN TO BE 730 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1716 South Highland Avenue (APN: 162-04-301-002), M (Industrial) Zone, Ward 1 (M. McDonald).
39. **SDR-1728 - SANTA FE STATION, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 4,700 SEAT AMPHITHEATER on 3.46 acres adjacent to the northwest corner of Lone Mountain Road and Rancho Drive (APN: 125-35-402-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
40. **MSP-1717 - PECCOLE 1982 TRUST** - Request for a Master Sign Plan FOR AN APPROVED 58,040 SQUARE FOOT RETAIL CENTER adjacent to the west side of Fort Apache Road, approximately 600 feet south of Charleston Boulevard (APN: 163-05-110-003), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

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41. SNC-1724 - P N II, INC. - Request for a Street Name Change FROM: Everest Street and Rivoli Avenue TO: Cupp Drive located north of Grand Teton Drive, east of Buffalo Drive, Ward 6 (Mack).

NON-PUBLIC HEARING ITEMS:

42. SDR-1725 - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT CHURCH (JESUS IS LORD FELLOWSHIP CHURCH) adjacent to the west side of Marion Drive, approximately 580 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS ITEMS:

43. ABEYANCE - TA-0022-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19 in regard to standards for chainlink fencing.
44. DIR-1785 - EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Development Agreement on approximately 15 acres TO ESTABLISH A SET OF DEVELOPMENT STANDARDS FOR AN AREA WITH THE URBAN CENTER MIXED USE (UC-TC) DESIGNATION WITHIN THE TOWN CENTER ZONING DISTRICT adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-006, 007, and 008), U (Undeveloped) Zone [SX-TC (Suburban Mixed Use) and UC-TC (Urban Center Mixed Use) General Plan Designations] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.